



- GENERAL NOTES**
1. Do Not Scale.
 2. The contractor is to check and verify all buildings and site dimensions at levels, including sewer invert levels, before works start on site. The contractor is to comply in all aspects with the current building legislation, British Standards, building regulations etc.
 3. Positions of existing service/utility underground apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work.
 4. This drawing is to be read in conjunction with and checked against all other drawings, Engineering Details, Specifications and any structural, geotechnical or other specialist document provided.
 5. Any anomaly or contradiction between any of the above is to be reported to GreenSquare Accord.
 6. This drawing is schematic for clarity only, positions of pipes and manholes may vary due to site conditions.

- ROAD AND SEWER ADOPTION NOTES**
1. All works for adoption under a Section 38 agreement shall be carried out to the approval of Oxfordshire County Council.
 2. All works for adoption under a Section 104 agreement shall be carried out to the National Water Council guide Sewers for Adoption 8th edition Thames Water requirements.
 3. Strengthening positions to be pegged on site and agreed by the Local Authority PRIOR to erection commencing.

- DRAINAGE NOTES**
1. All private drainage shall be in accordance with BS8301 and relevant sections of Approved Document H of the Building Regulations.
 2. The contractor is to check the level of existing sewers being used as outfalls or crossing proposed drainage runs PRIOR to laying any pipes. Any discrepancies are to be reported to the Engineer.
 3. Private house drainage will be flexible jointed plastic or clay pipework. Diameter 100mm unless shown otherwise.
 4. All connections for House Drainage shall be 100mm unless noted otherwise and must extend 500mm beyond the back of footway/threshold/road. All connections when laid shall be plugged, protected as necessary and marked with a stake for future use.
 5. For private drains where cover to pipes is less than 100mm in vehicular areas or 600mm in other areas protection in the form of a 100mm thick concrete pad shall be provided over the pipe granular surround.
 6. Where pipes pass through screen walls, footings or retaining walls lintels are to be provided over. Under buildings pipes shall be surrounded with 150mm thickness of granular material. Where drains pass within 1m of buildings the wall foundation shall be taken down below the invert of the pipe.
 7. Where drains do not exceed 600mm deep, plastic or clay access fittings minimum diameter 220mm shall be used. Elsewhere proprietary plastic or precast concrete inspection chambers shall be used. Unless shown otherwise F/W inspection chambers are to be 750mm below dpc level and S/W chambers and rodding eyes to be 600mm below dpc.
 8. All gullies and rainwater downpipes connected directly to drains are to be roddable.
 9. House levels shown are dpc and adjacent garage floors are to be 150mm lower unless shown otherwise. Levels at drainage access points are inverts.
 10. Drainage runs should be laid at a minimum of 5.0m from the rear of properties where practical to allow for future extensions.
 11. All drainage shall be laid upstream and each run between manholes shall be laid complete prior to backfilling. Where this is not practical trial holes or other means of identifying the line and level of services shall be carried out prior to work commencing.
 12. All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.
 13. All low spots on hardstanding areas to have yard gullies/ACO.

- LEGEND**
- - - - - Foul Water Sewer/Lateral Drain (adoptable)
 - Foul Water Manhole (adoptable)
 - Adopted Foul Water Sewer (existing)
 - 134.50 Building D.P.C. Level
 - 125.20 Proposed Finished Ground Level
 - Additional Underbuild (below d.p.c. as shown)
 - Retaining Wall - (Height shows difference in levels - finished level at bottom and top)
 - Steps (to Part M Compliant)
 - Porous Paving (adoptable under S38)
 - Porous Paving (private drive)
 - Porous Paving (private parking bays)
 - Impermeable no-dig footway construction (adoptable under S38)
 - Cellular Storage System
 - Private Surface Water Rodding Eye
 - ø450mm catchpit inspection chamber
 - Polypipe Diffuser Units
 - Private storm drain (100 Ø unless shown otherwise)
 - Private foul access chamber <0.6m deep
 - Private foul inspection chamber <3.0m deep

REV	DATE	DETAILS	AMENDMENTS	BY	CHK
C	23.05.22	Updated site layout following consultation.		KF	SJD
B	16.02.22	Minor amendment to Site Layout following further consultation.		KF	SJD
A	24.01.22	Updated following site visit and planning consultation.		KF	SJD
-	11.08.21	First Issue		KF	SJD

CLIENT:

Green Square Accord

CONSULTING ENGINEERS

PHG CONSULTING LTD
62A ALBANY ROAD
CARDIFF CF24 3RR
T: +44(0)29 2030 2251
E: enquiries@phg-consulting.com
W: www.phg-consulting.co.uk
@PHG_consulting
www.linkedin.com/company/phg-consulting-engineers

PROJECT:
GreenSquare Accord
Oxford Road
Bodicote

DRAWING TITLE:
Engineering Layout

DRAWN	CHK	STATUS	SCALE
TL	SJD	Planning	1:500 @ A1
DATE	JOB NO.	ENG. NO.	REV.
May-21	2192	100	C